



## 34 Willow Court Clyne Common, Swansea, SA3 3JB

Asking Price £89,950



## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

9'03 x 8'02 (2.82m x 2.49m)

Built in cupboard. Further built in cupboard with shelving. Electric wall mounted heater. Rooms off:

### Bathroom

7'11 x 6'09 (2.41m x 2.06m)

Four piece suite comprising wc, wash hand basin, bath and walk in shower cubicle. Fully tiled walls.

### Bedroom 1

12'08 (widest point) x 11'00 (3.86m (widest point) x 3.35m)

Double glazed window. Electric wall mounted heater. Built in wardrobes with shelving and hanging space.

### Bedroom 2

10'09 x 7'00 (3.28m x 2.13m)

Double glazed window. Electric wall mounted heater. Built in wardrobes with shelving and hanging space.

### Open Plan Lounge Into Dining Area

21'03 x 11'00 (6.48m x 3.35m)

Double glazed door and window into front communal garden area. Electric wall mounted heater. Opening into:

### Kitchen Area

7'07 x 5'10 (2.31m x 1.78m)

Fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer unit with mixer tap over. Inset 4 ring electric hob with extractor fan over and eye level electric oven.

## AREA MAP

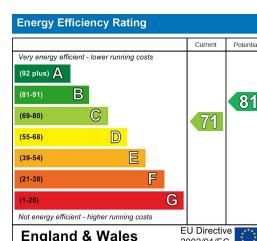


## FLOOR PLANS



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no dimensions should be relied upon. The floor plan is for illustrative purposes only and should not be relied upon for precise measurements. The property, fixtures and fittings described have not been measured and no guarantee can be given as to their accuracy. The floor plan is not to scale.

## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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